



APPERSETT FARM, APPERSETT, HAWES
NORTH YORKSHIRE, DL8 3LN



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Hawes, North Yorkshire, DL8 3LN

A rare opportunity to acquire a Grade II listed early 18th Century farmhouse full of character and potential. Retaining many original features, including beamed ceilings, fireplaces, and sash windows, the property offers spacious accommodation with two reception rooms, a kitchen, pantry/utility room, four bedrooms, and a large bathroom with scope for reconfiguration. Set within mature gardens to the front and side, enclosed by stone walling and hedging, the farmhouse also benefits from a stone coal shed. In need of full modernisation, this historic home offers an exciting opportunity to restore and create a stunning period residence in a peaceful rural setting.

- Grade II listed early 18th Century Farmhouse
- Wonderful renovation opportunity with scope to modernise and reconfigure
- Four Bedrooms & Two Reception Rooms
- Attractive Gardens & Off Street Parking
- EPC exempt

OFFERS OVER £300,000

GET IN TOUCH

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DESCRIPTION

Grade II Listed Early 18th Century Farmhouse – A Rare Renovation Opportunity

This charming Grade II listed early 18th Century farmhouse offers a wonderful opportunity to restore and modernise a period home of real character. Retaining many original features, including beamed ceilings, open fireplaces, sash windows, and stone detailing, the property exudes traditional charm and heritage throughout.

Accessed via a paved pathway leading to the front door, the property opens into a kitchen fitted with a range of dated wall and floor units, tiled flooring, and a useful storage cupboard. A door leads through to a spacious pantry/utility room featuring original stone shelving, stone flooring, and windows to the front and side. To the rear of the farmhouse are two generously proportioned reception rooms, each with open fireplaces, offering great potential for elegant and comfortable living spaces once modernised.

Upstairs, the property offers four well-sized bedrooms, including three doubles and a large single with fitted cupboard. The family bathroom is particularly spacious, comprising a bath with shower over, WC, and wash hand basin, with scope to reconfigure the layout to create an additional bathroom or a larger fourth bedroom if desired.

Externally, the gardens lie mainly to the front and side, enclosed by attractive stone walling and mature hedging, and are largely laid to lawn with space to landscape further. There is also a stone coal shed.

Offering immense potential, this historic farmhouse presents an exciting opportunity to create a truly special home, blending period architecture with modern comfort in a beautiful rural setting.

LOCATION

Nestled just a mile west of Hawes, the picturesque hamlet of Appersett sits at the head of Wensleydale where the River Ure and Widdale Beck meet. Surrounded by rolling hills, waterfalls, and unspoilt countryside, it offers a tranquil rural setting while being only a few minutes' drive from the vibrant market town of Hawes, famed for its shops, cafés,





weekly market, and the Wensleydale Creamery. Appersett is the perfect location for those seeking peace and natural beauty without sacrificing easy access to local amenities.

Tenure

The property is Freehold.

Services

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water.

Charges

North Yorkshire Council Tax Band D.

Viewings

Strictly by appointment only. Please contact the Agent on 01609 773004.

Agent's Notes

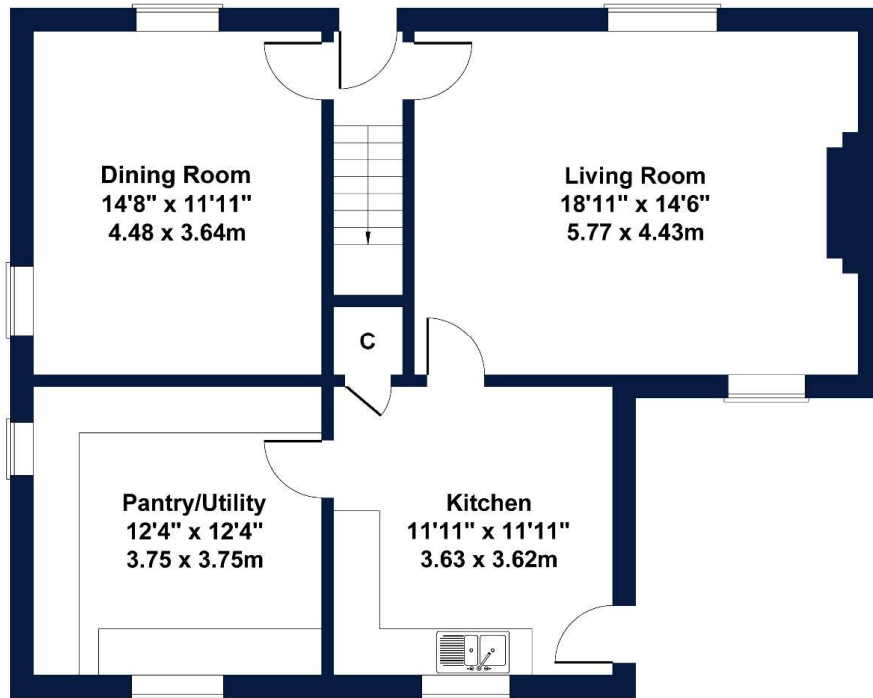
Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



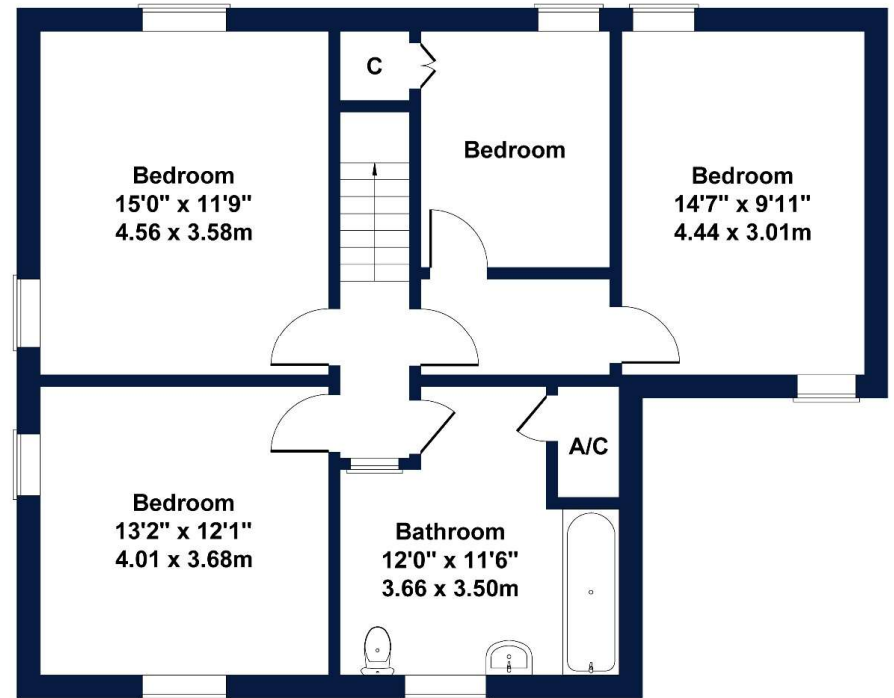
Appersett Farm, Appersett

Approximate Gross Internal Area

1668 sq ft - 155 sq m



GROUND FLOOR



FIRST FLOOR



CHARTERED SURVEYORS & PROPERTY CONSULTANTS

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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